

CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

**Special Meeting of Friday May 21, 2010
City Fire House 1404 Vallecito Road
Angels Camp, California**

CALL TO ORDER

The meeting was called to order by Chairman Gary Croletto at 6:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Chair Croletto, Vice-Chair Middleton, and Commissioner Rowe,
Commissioner Cullick, and Commissioner Griffin

Commissioner Absent:

Staff Present: Planning Director David Hanham, and Deputy City Clerk Jennifer
Preston

APPROVAL OF MINUTES

1. Approval of the April 8, 2010 Planning Commission Minutes.

Page 3. Item 6. "transfer station" should be "bus transfer station".

Page 4. Paragraph 11 "Carol Donnelly" should be "Carole Rodoni".

**MOTION BY COMMISSIONER ROWE AND DULY SECONDED BY COMMISSIONER
GRIFFIN AND CARRIED 5-0 TO APPROVE THE APRIL 8, 2010 PLANNING
COMMISSION MEETING MINUTES AS AMENDED.**

VERIFICATION OF RESOLUTIONS

None

PUBLIC COMMENTS

OPENED 6:05 P.M.

CLOSED 6:06 P.M.

COMMUNICATIONS AND PETITIONS

2. Department of Transportation – Approval of signage for 4 and 49.

Commissioner Middleton stated that there is not a sign for the Library and there is not a sign for camping at New Melones.

Planning Director Hanham stated that he will talk with the Department of Transportation about these matters.

Gary Croletto stated that the letter talks about Historical Land Marks and it states that we only have one and we have a total of five Land Marks including Sam Choy, and the Angels Hotel.

PUBLIC HEARING

3. Conditional Use Permit for McDonald's at 33 N. Main St.

Planning Director Hanham presented the staff report and recommended approval of Resolution 2010-04.

PUBLIC HEARING OPENED 6:17PM

Mike Maynard represented the McDonald's Corporation. Mr. Maynard stated that representatives also here are Sue Green for real estate, Charlie Brown for architecture, Ron Richards for operations, and Bill McDermott for CVS Pharmacy. Mr. Maynard stated that he has read through the staff report and he is fine with everything within it except for Item 15, we would like that item to be deleted off of the conditions of approval. We have computerized ordering and deliveries and we try to schedule them so that it is not in peak times.

Bill McDermott for Armstrong Development Properties, owners of CVS. We are in full support of the application from McDonald's. A lift station is being required to serve the McDonald's sewer and we would like to see Item 2 modified to leave the grease trap where it is on the plans. We feel that is the best location for the grease trap.

Chair Croletto stated that the City Engineer and Public Works would have to sign off on it.

Planning Director Hanham stated that I don't want to remove the condition but what we can do is modify so it will be flexible.

PUBLIC HEARING CLOSED 6:22PM

Commissioner Cullick asked where the parking would be for deliveries.

Mr. Maynard stated that they would have probably 2 loads a week. We cone off parking spaces ahead of time for when the trucks get there that they have a place to park.

Chair Croletto asked if the trucks where going to park only on McDonald's property.

Mr. Maynard stated that we will be parking on McDonald's property only and most likely right up against the building in the front parking area.

Planning Director Hanham stated that we can modify Item 15 to state "All deliveries shall take place on McDonald's property only. There shall be no parking of trucks in the existing shopping center".

Commissioner Cullick stated that he would like to see a site plan that shows how the delivery trucks will pull into and out of the parking area. Also how many times a year does the grease trap get pumped out?

Mr. Maynard stated that they have 20 foot trucks to 60 foot trucks and they would bring in what size would work with the area. The grease trap gets pumped out around 2 times a year, it is a 1500 gallon grease trap.

Commissioner Middleton questions the traffic study and did we ever do a count of how many vehicles go into that shopping center every day. Also for the merging drive-thru there could be issues with that.

Mr. Maynard stated that our merging drive-thru is computerized with letting the two sides go at different times.

Planning Director Hanham stated that staff has not done an actual count of vehicles per day because traffic counts are based off of use of property.

Commissioner Rowe stated that there will be a lot of kids walking into McDonald's and I don't think that they should be walking across the driveways. These two roads are congested and at peak times I am concerned about cars backing up.

Commissioner Griffin stated that the concern about the kids is already a problem with them walking up and down the street and crossing the highway, so I don't consider that an issue. The deliveries I think will be the largest concern.

Mr. Maynard stated that the McDonald's corporation does not want to have complaints so we will make whatever needs there are happen as soon as possible.

Planning Director Hanham stated that we can change the conditions to what the commission decides. In the matter of the pedestrians crossing in the driveway, that is required by law that people have direct access to the building for ADA requirements.

Chair Croletto stated that in the staff report we want Fire, Police, Public Works, etc. written review comments in the packet so we can see what the actual comments were. On page 3 of the staff report Item 3 "satisfaction of the Planning Commission" should be "satisfaction of the previous Planning Commission". On Item 4 there are extra spaces that need to be deleted. On the next page Item 5 "City of Angels General Plan" should be "City of Angels 2020 General Plan". Then under recommendation it states "element criteria and direct staff to" it should be "element criteria as well as Resolution 2010-04 to". Under the Resolution, 1st Whereas, "Project No. 2010-11" should be 2010-01". Item A "5/11/2010" should be "May 11, 2010". Item A, Number 1, "provisions of this chapter are" should be "provisions of Chapter 17.60 are". Then there is an extra space under Number 3. Page 2 of Resolution, Item B again it should be May 11, 2010. Under Conditions of Approval, Item 2, 3rd line, "based on discussion Proponent's" should be "based on discussion of the Proponent's". I question Item three about the revised traffic calculation.

Planning Director Hanham stated that KD Anderson has already completed that and we will email that to the commissioners.

Chair Croletto stated that on Page 4 of the Environmental Initial Study, Item 2, section c and d there are no x's. Page 11, 1st paragraph the second sentence doesn't make sense. Page 11, Item 14 under the 3rd paragraph there is an extra T that needs to be deleted.

Planning Director Hanham stated that the X's will be added No Impact. On page 11 I will reword the sentence.

Commissioner Cullick question if there will be any outside eating area or play area.

Mr. Maynard stated that there are no plans to have outside eating or play areas and if we decide to in the future then we will bring it back to be approved.

Commissioner Cullick asked where the storage of the propane going to be on this property.

Mr. Maynard stated if we can not connect to the propane on site then we will have a under ground tank.

Chair Croletto stated then that needs to be brought to the attention of the City Engineer and Fire Marshall.

Planning Director Hanham stated that we need to add a condition of approval in regards to the propane tank. We can add it to the number 10 item “that all propane storage for this site shall be reviewed and approved by the City Engineer, Fire Marshall and Environmental Health”.

Commissioner Cullick would like for McDonald’s to resubmit a revised site plan regarding propane and other items.

The Commission voted on the need for McDonald’s to resubmit a revised site plan to come back to the commission or if they can just be approved by the City Engineer and Fire Marshall and the Planning Director.

Commissioner Cullick voted yes.
Commissioner Middleton voted no.
Commissioner Rowe voted yes.
Commissioner Griffin voted no.
Chair Croletto voted no.

The consensus of the Planning Commission is 3-2 to not bring the revised site plan back to the Planning Commission.

Planning Director Hanham stated that condition 20 shall be “Prior to the issuance of a building permit the applicant shall submit a revised site plan outlining the storage of propane service and water service”. Condition 21 shall be “Any additional outside amenities will require additional review by the Planning Commission”.

Commissioner Rowe asked how many employees McDonald’s will hire.

Mr. Maynard stated that they will hire 40 to 45 people.

MOTION BY COMMISSIONER MIDDLETON AND DULY SECONDED BY COMMISSIONER GRIFFIN AND CARRIED 5-0 TO APPROVE RESOLUTION 2010-04 A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION FOR A CONDITIONAL USE PERMIT AND SITE PLAN FOR PROJECT 2010-01, MCDONALDS LOCATED AT 33 N. MAIN STREET (APN 058-074-002) AS AMENDED.

4. Parcel Map for Heintz property at APN 062-014-046.

Planning Director Hanham presented the staff report and recommended approval of Resolution 2010-05.

PUBLIC HEARING OPENED 7:36PM

Richard James the Licensed Land Surveyor for Mr. Heintz stated that he would answer any questions that the Planning Commission might have.

Commissioner Cullick questions the sewer lines on the map.

The applicant explained that there is a six inch sewer running through the property.

Chair Croletto stated that in the Resolution staff will need to add option “A” and add it also to the Conditions of Approval on item 4. On condition 9, it states “Upgrade existing fire hydrant located” and it should be “Upgrade existing fire hydrant to City Standards located”. Condition 11 staff needs to add at the end “as required by City of Angels Fire Marshall”. On conditions of approval the Project No. is 2009.06 and it should be 2006.19. Chair Croletto stated that he is concerned about storm drainage getting into parcels A and B.

Mr. James stated that there is an existing drainage ditch on the opposite side of the street and we can modify that so the water drains into it.

Chair Croletto stated that in the Negative Declaration on page 7, item 7, Greenhouse Gas Emissions, this project has been in the City of Angels for well over 80 years.

Planning Director Hanham stated that it’s the project area that’s been in the City for 80 years.

Chair Croletto stated that on page 11, how did we come up with this project adding 13 people.

Planning Director Hanham stated that based on the General Plan density of 3.1 per house.

Chair Croletto stated that there is another floating “T” that needs to be deleted off of page 11.

PUBLIC HEARING CLOSED 7:45PM

MOTION BY COMMISSIONER ROWE AND DULY SECONDED BY COMMISSIONER GRIFFIN AND CARRIED 5-0 TO APPROVE RESOLUTION 2010-05 A RESOLUTION BY THE CITY OF ANGELS PLANNING COMMISSION RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR A VESTING TENTATIVE PARCEL MAP FOR JERRY HEINTZ FOR THE CREATION OF 3 PARCELS AND A REMAINDER APN 062-014-046 AS AMENDED WITH OPTION A.

PLANNING COMMISSION MATTERS

5. Resolution of Intent – Title 17.12.020 Zoning Map. Rezoning properties North of HWY 4 and HWY 49 along the HWY 49 corridor.

Planning Director Hanham presented staff report and Resolution 2010-06.

Commissioner Cullick stated that the Land Use Map isn’t colored properly.

Planning Director Hanham stated that we will get an update map to the commission.

Chair Croletto stated in the staff report under recommendation it states Resolution 2009-19 and it should be 2010-06. Then on the Resolution, 2nd Whereas, it should just state 2020 General Plan.

MOTION BY COMMISSIONER CULLICK AND DULY SECONDED BY COMMISSIONER ROWE AND CARRIED 5-0 TO APPROVE RESOLUTION 2010-06 A RESOLUTION APPROVING THE INTENTION OF THE CITY OF ANGELS PLANNING COMMISSION TO INITIATE AN AMENDMENT TO TITLE 17, CHAPTER 12, SECTION 020 ZONING MAP.

6. Sign Permit – 1230 S. Main St for Dorian Faught.

Planning Director Hanham presented that staff report and Resolution 2010-07.

Commissioner Rowe stated that the sign went up before it came to the Planning Commission.

Planning Director Hanham stated that they are supposed to come to the Planning Commission first.

Chair Croletto stated that on the staff report 1st paragraph it states “one hanging sign” and it should be “one wall sign”. Then on 2nd page of staff report above Recommendation, last sentence, it states “exceed fifty (50) square feet of sign area.” and it should be “exceed fifty (50) square feet for the total building”. On conditions of approval, item 1, it states “The projecting sign” and it should be “The wall sign”.

MOTION BY COMMISSIONER MIDDLETON AND DULY SECONDED BY COMMISSIONER CULLICK AND CARRIED 5-0 TO APPROVE RESOLUTION FOR PROJECT 2010-11 A SIGN PERMIT IN THE HISTORIC DISTRICT FOR FINNEGAN’S STUFF AND COLLECTIBLES AS AMENDED.

COMMITTEE REPORTS

7. Joint City Council/Planning Commission Workshops – Chairman Croletto.

Chair Croletto reported that there is none scheduled at this time.

8. Infrastructure Committee – Chairman Croletto

Chair Croletto reported that the meeting was earlier today and the items discussed were water and waste fees, Columbia College campus site, ACMPT, highway maintenance agreement, Finnegan Lane odor, bus transfer station, Stockton Street pavement, and the goats are coming back to the spray fields.

9. Traffic Circulation Committee- Commissioner Middleton

Planning Director reported that the committee talked about downtown parking, street standards, Legacy Streets and what to do with them. Also starting in July the commission will need to assign another commissioner to the traffic committee because Commissioner Middleton will no longer be a part of the commission.

10. General Plan Implementation-Commissioner Rowe

Commissioner Rowe reported that they talked about the Tree Ordinance, an Annexation Plan, the Mills Act, and the Right to Farm.

11. BLT-Commissioner Rowe

Commissioner Rowe reported that the committee has been working on the website for the BLT and you can look at what has been done by going to angelscamp.gov/branding.

COMMISSIONER'S REPORTS

12. Action List-Chair Croletto

Chair Croletto handed out the Action List dated 5/21/10. (Attachment 1)

STAFF REPORTS

Planning Director Hanham reported that next month we should have the Large Format Retail and the Greenhorn Creek Bunkhouse. Staff has a meeting with the consultant next week on the Traffic Mitigation Fee study, Sonora Regional Medical Center has turned in a CUP for a clinic at 23 N. Main, Angels Camp Master Plan and Trail (ACMPT) will meet at the end of June and the stakeholders meeting is next week.

Commissioners would like the meetings dates and time of the ACMPT meetings so that they can attend if they choose to.

Staff will email a copy of the PowerPoint of the ACMPT to all commissioners.

MEETING WAS ADJOURNED AT 8:30PM.



Gary Croletto, Chairman

ATTEST:



Jennifer Preston, Deputy City Clerk

Attachment 1

City of Angels Planning Commission Action List
5/21/2010

[illegible]